

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>ARTURO M. CISNEROS, #120494 NATHAN F. SMITH, #264635 MALCOLM ♦ CISNEROS, A Law Corporation 2112 Business Center Drive Irvine, CA 92612 Phone: (949) 252-9400 Fax: (949) 252-1032 Email: arturo@mclaw.org</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Mark M. Sharf</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>			
<p>In re: JENNIFER LEIGH HODGES</p>		<p>CASE NO.: 8:21-bk-11662-SC CHAPTER: 7</p>	
<p>Debtor(s).</p>		<p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 08/02/2022	<b>Time:</b> 11:00 am
<b>Location:</b> 411 West Fourth Street, Santa Ana CA 92701, Via Zoom Teleconference	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 07/19/2022

**Description of property to be sold:**

77820 Vineyard Canyon Road, San Miguel CA 93451  
APN: 424-131-041.042.060.061

**Terms and conditions of sale:**

“As is - where as”; Closing shall close as quickly as possible but not later than August 15, 2022; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

**Proposed sale price: \$ 2,375,000.00**

**Overbid procedure (if any):**

Initial overbid must be \$20,000 over purchase price (i.e. \$2,395,000) and \$5,000 (or higher) increments thereafter; In writing received by Trustee and his counsel no later than 2 business days prior to the hearing.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Hearing Date: August 2, 2022

Time: 11:00 am

Place: Via Zoom Teleconference

U.S. Bankruptcy Court

411 West Fourth Street

Santa Ana CA 92501

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

David C.Crabtree

Home & Ranch Sotheby's International

412 S. Main Street

Templeton CA 93465

Telephone: 805-434-9700

Email: david.crabtree@sothebysrealty.com

Date: 07/07/2022

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
2112 Business Center Drive, 2nd Floor, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 07/08/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

OFFICE OF U.S. TRUSTEE: United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

CHAPTER 7 TRUSTEE: Mark M Sharf (TR) mark@sharflaw.com, C188@ecfbis.com; sharf1000@gmail.com

DEBTOR'S ATTORNEY: Thomas J Polis tom@polis-law.com, paralegal@polis-law.com; r59042@notify.bestcase.com

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 07/08/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

HONORABLE BANKRUPTCY COURT JUDGE: Hon. Scott C. Clarkson, 411 West Fourth Street, Santa Ana CA 92701

DEBTOR: Jennifer Leigh Hodges, 2312 Park Avenue #421, Tustin, CA 92782

DEBTOR: Jennifer Leigh Hodges, 77820 Vineyard Canyon, San Miguel, CA 93451

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/08/2022

Diep Quach

Date

Printed Name

/s/ Diep Quach

Signature

**SECTION 1 CONT.**

NOTICE: Hagop T. Bedoyan hagop.bedoyan@mccormickbarstow.com,  
terry.douty@mccormickbarstow.com  
NOTICE: Arturo Cisneros arturo@mclaw.org, CACD\_ECF@mclaw.org  
NOTICE: Christopher D Crowell ccrowell@hrhlaw.com  
NOTICE: Casey Z Donoyan cdonoyan@hrhlaw.com  
NOTICE: Raffi Khatchadourian raffi@hemar-rousso.com  
NOTICE: David Levy dlevy@rasflaw.com  
NOTICE: Sandra McBeth donna@mcbethlegal.com  
NOTICE: Queenie K Ng queenie.k.ng@usdoj.gov  
NOTICE: Misty A Perry Isaacson misty@ppilawyers.com, ecf@ppilawyers.com;  
pagterandperryisaacson@jubileebk.net  
NOTICE: Nathan F Smith nathan@mclaw.org, CACD\_ECF@mclaw.org;  
mcecfnotices@ecf.courtdrive.com; cvalenzuela@mclaw.org  
NOTICE: Tiffany Suzanne Yee tiffany.yee@doj.ca.gov

**SECTION 2 CONT.**

Karl T. Anderson  
340 S. Farrell Dr Ste A210  
Palm Springs, CA 92262

Barclays Bank Delaware  
Attn: Bankruptcy  
Po Box 8801  
Wilmington, DE 19899

David Crabtree  
Home & Ranch Sotheby's International  
412 S Main St  
Templeton, CA 93465

Caine & Weiner  
Attn: Bankruptcy  
5805 Sepulveda Blvd  
Sherman Oaks, CA 91411

Hahn Fife & Company LLP  
790 E Colorado Blvd 9th Fl  
Pasadena, CA 91101

Cal. Dept. of Forestry and Fire Protection  
1234 East Shaw Avenue  
Fresno, CA 93720

~~William S. Jubb~~  
~~148879 Showboat Rd~~  
~~Havasupai Landing, CA 92363~~

*07/05/2022 – Return to sender, no mail receptacle, unable  
to forward*

California Capital Insurance Company  
c/o Schroeder Loscutoff Stevens, LLP  
7410 Greenhaven Drive, Suite 200  
Sacramento, CA 95831

Account Management Ser  
Attn: Bankruptcy Department  
6101 Ball Road, Suite 207  
Cypress, CA 90630

Chase Card Services  
Attn: Bankruptcy  
Po Box 15298  
Wilmington, DE 19850

Afni, Inc.  
Attn: Bankruptcy  
Po Box 3427  
Bloomington, IL 61702

Community Bank of Santa Maria  
Attn: Curt Davis, VP  
2739 Santa Maria Way  
Santa Maria, CA 93455

Ally Financial  
Attn: Bankruptcy  
Po Box 380901  
Bloomington, MN 55438

Community Bank of Santa Maria  
PO Box 5307  
Santa Maria, CA 93456

Hemar, Rousso & Heald, LLP  
Attn: Casey Donoya  
15910 Ventura Blvd., 12th Floor  
Encino, CA 91436

Hero Nutritionals, LLC  
1900 Carnegie Avenue, Bldg A  
Santa Ana, CA 92705

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

JPMorgan Chase Bank, N.A.  
s/b/m/t Chase Bank USA, N.A.  
c/o Robertson, Anschutz & Schneid, P.L.  
6409 Congress Avenue, Suite 100  
Boca Raton, FL 33487

McCormick 107, LLC  
c/o Beltway Capital Management, LLC  
Executive Plaza II  
11350 McCormick Rd., Suite 902  
Hunt Valley, MD 21031

Office of the U.S. Trustee  
411 W Fourth Street Suite 9041  
Santa Ana, CA 92701

WT Capital Lender Services  
7522 North Colonial Avenue Suite 101  
Fresno, CA 93711